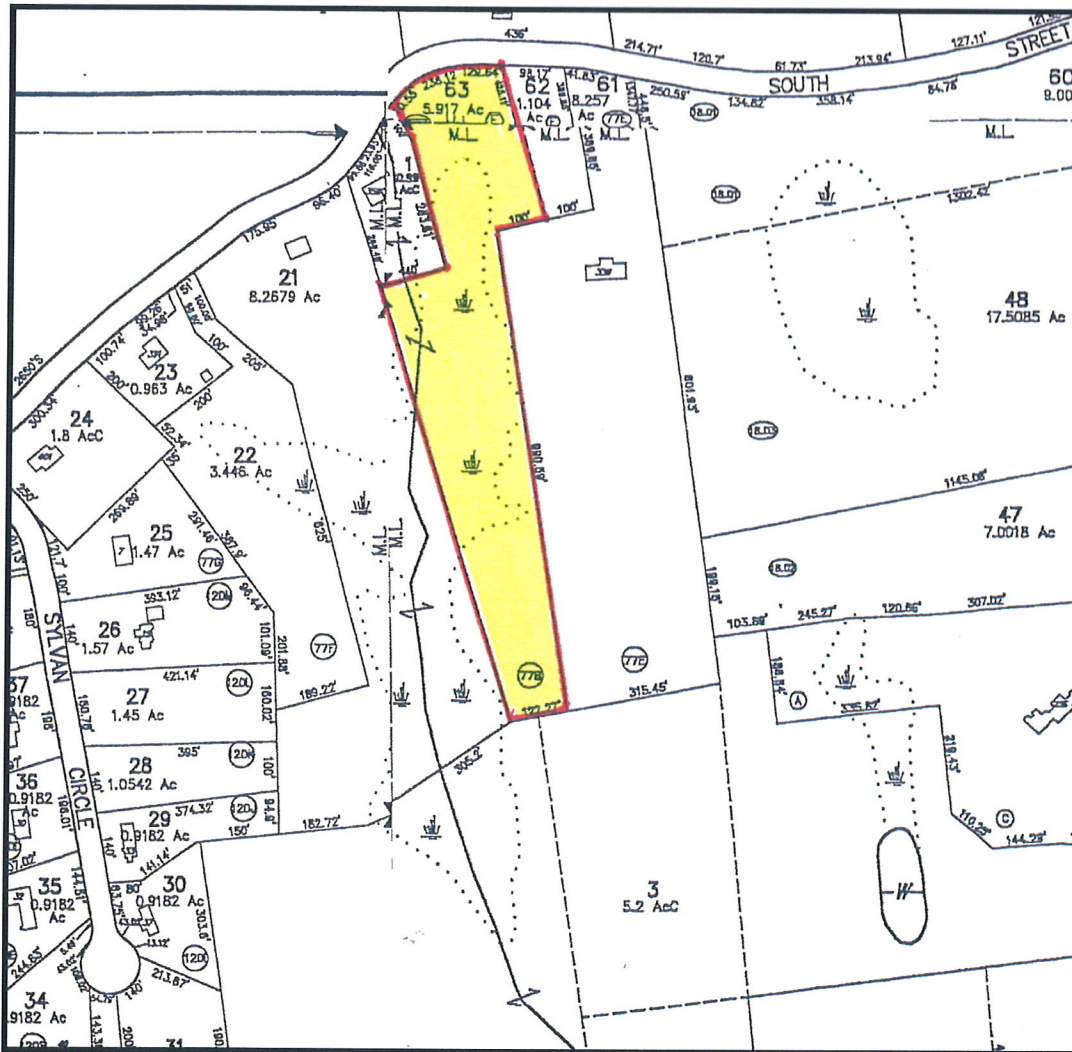


# A PUBLIC AUCTION



## SOUTH STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 278    ➤ PARCEL: 63
- LAND AREA: ±257,440 S/F / ±5.910 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$94,300.00
- ±375 FT. OF FRONTAGE ON SOUTH STREET

### TERMS OF SALE

\$5,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
 MADE PAYABLE TO THE TOWN OF BELCHERTOWN.  
 5% BUYERS PREMIUM APPLIES.  
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
 Established 1932

Branch Office  
 P.O. Box 247  
 Malvern (Philadelphia), PA 19355  
 610-853-6655 Fax 853-6633  
 PA Auc. Lic. #AY000241L

• [www.posnik.com](http://www.posnik.com) • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: [info@posnik.com](mailto:info@posnik.com) •



# ASSESSORS MAP



DALMER

Map

Parcel

Lot

PRCID4

PRCID5

CARD

Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SOUTH ST, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			5.910	94,300	94,300		0
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	Insp Date
						Land Unit Type:	

OWNERSHIP

Owner 1:	BELCHERTOWN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	2 JABISH ST
Street 2:	
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007 Own Occ: Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	930	FV		0	5.91	94,300	94,300	94,300		12/17/2012
2012	930	FV		0	5.91	94,300	94,300	94,300	year end	12/6/2011
2011	930	FV		0	5.91	97,300	97,300	97,300	Year End	12/21/2010
2010	930	FV		0	5.91	113,900	113,900	113,900		12/15/2009
2009	930	FV		0	5.91	114,700	114,700	114,700	YEAR END	12/24/2008
2008	903	FV		0	5.91	107,500	107,500	107,500		12/27/2007
2007	903	FV		0	5.91	99,100	99,100	99,100		11/30/2006
2006	130	FV		0	5.91	73,700	73,700	73,700		12/22/2005

PREVIOUS OWNER

Owner 1:	DENONCOURT JOSEPH O R -
Owner 2:	-
Street 1:	9019 NISQUALLY WAY NE
Twn/City:	BAINBRIDGE ISLAND
St/Prov:	WA Cntry
Postal:	98110-4400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENONCOURT JOSE	8628-8		2/24/2006	INVOLVED GOV		0	Yes	No		judgement in tax lien case
	1907-259		8/1/1976			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 5.91 ACRES of land mainly classified as VACNT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOW		43560		SQ FT	SITE		0	1.75	1.000	9									76,230						76,200	
930	VACNT/TOW		4.91		ACRES	EXCESS		0	4,000	0.923	9									18,128						18,100	

Total AC/HA: 5.91000    Total SF/SM: 257439.59    Parcel LUC: 930    VACNT/TOWN    Prime NB Desc: RG    Total: 94,358    Spl Credit    Total: 94,300

